

**JERSEY CITY PLANNING BOARD
PUBLIC NOTICE
REGULAR MEETING**

Please be advised the following items will be heard at a Regular Meeting of the Jersey City Planning Board, scheduled for Tuesday, December 15, 2009 at **5:30 p.m.** in the **Council Chambers of City Hall at 280 Grove St.**, Jersey City, New Jersey.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence
6. Old Business:
7. New Business

8. Review and Discussion of proposed amendments to the NJCU West Campus Redevelopment Plan. Formal Action may be taken.

9. Review and Discussion of proposed amendments to the Land Development Ordinance definitions and Supplementary Zoning Regulations to include Murals, to regulate rounding of zoning calculations, and to amend Subdivision and Site Plan review procedures. Formal action may be taken.

10. Case: P08-056 Administrative Amendment to Preliminary Major Site Plan
Applicant: Holland LLC
Attorney: John Businberre
Review Planner: Kristin Russell
Address: 231 Twelfth St.
Block: 287 Lot: A.2
Zone: Jersey Avenue RDP
Description: Rehabilitation and addition to retail market at existing BP Gas Station site. Originally approved September 22, 2009. Change to façade from concrete block to brick.

11. Case: P05-144 Minor Subdivision with Deviation Reaffirmation
Applicant: Habitat for Humanity of Greater Jersey City
Attorney: Richard Mackiewicz
Review Planner: Jeff Wenger
Address: 476-478 Ocean Avenue
Block: 1472 Lot: 10, 11A
Zone: Ocean Bayview Redevelopment Plan Area
Description: Subdivision of one lot into two.
Variance: Minimum lot size.

12. Case: P07-014.1 Preliminary Site Plan Amendment
Applicant: Demi-Skye Lofts @ Marin 1
Attorney: Charles Harrington
Review Planner: Maryann Bucci-Carter
Address: 364 Marin Boulevard
Block: 172 Lot: E
Zone: Powerhouse Arts Redevelopment Area
Description: Re-configuring the work/live units, increasing the number from 20 to 28 dwelling units and reducing the building height and eliminating one story
Deviation: min. Parking; min. Setback above 4th floor; min. Floor-to-ceiling heights; work live design and min. unit size.

13. Case: P09-011 Final Major Site Plan
Applicant: AHM Housing Assoc., LLC by Pennrose GP, LLC for JCHA
Attorney: Elnardo Webster
Review Planner: Kristin Russell
Address: 324-328 Duncan Avenue
Block: 1651 Lot: 6
Zone: R-3 Multi-Family Mid Rise
Description: Preliminary site plan approval granted on March 24, 2009 for 60 residential units (49 affordable) with on-site parking.
Carried from Nov. 4 Nov. 16, and Dec. 1, 2009

14. Case: P09-012 Final Major Site Plan with "c" variance
Applicant: AHM Housing Assoc., LLC by Pennrose GP, LLC for JCHA
Attorney: Elnardo Webster
Review Planner: Kristin Russell
Address: 320 Duncan Avenue
Block: 1651 Lot: 6
Zone: R-3 Multi-Family Mid Rise
Description: Preliminary site plan approval granted on March 24, 2009 for 56 residential units (53 affordable) with on-site parking. Changes include a modified yard setback on buildings J and K.
Variances: front yard setback (building K)
Carried from Nov. 4 Nov. 16, and Dec. 1, 2009

15. Case: P06-094.2 Preliminary Major Site Plan Amendment with Deviations
Applicant: Grant Avenue 319, LLC
Attorney: Paul Gauer
Review Planner: Kristin Russell
Address: 319-321 Grant Ave.
Block: 1297.5 Lot: 66, 67, 68, 69.a
Zone: West Side Redevelopment Plan
Description: Original approval was granted on January 9, 2007 and amended on June 24, 2009. Revisions include the loss of one additional parking space due to reconfigurations required by the Building Department.
Deviations: Parking
16. Case: P09-044 Preliminary & Final Major Site Plan with "c" variances
Applicant: Saint Peter's College
Attorney: Gene Paolino
Review Planner: Kristin Russell
Address: 822-842 West Side Ave.
Block: 1833 Lot: A, B, 3, 4, 5
Zone: University
Description: At-grade parking lot with 60 spaces and signage
Variances: sign height, aisle width
17. Case: P09-054 Preliminary & Final Major Site Plan with Deviations
Applicant: Saint Peter's College
Attorney: Gene Paolino
Review Planner: Kristin Russell
Address: 684-702 Montgomery St.
Block: 1897 Lot: A
Zone: Armory RDP
Description: Reconfiguration of existing parking lot to accommodate valet parking, increasing the number of spaces from 209 to 279 spaces.
Deviations: aisle with, parking stall size
18. Case: P09-055 Preliminary and Final Major Site Plan
Applicant: Franklin Development Group, LLC
Attorney: Michael Oliveira
Review Planner: Jeff Wenger
Address: 71-79 North Street
Block: 792 Lot: 242 condo 1 through 9
Zone: Cambridge and North Redevelopment Plan Area
Description: Construction of new 16 unit 5 story residential building with 12 parking spaces.
19. Case: P09- 058 Preliminary and Final Major Site Plan
Applicant: Franklin Development Group, LLC
Attorney: Michael Oliveira
Review Planner: Jeff Wenger
Address: 305 West Side Avenue
Block: 1294 Lot: 5,6,7A,8A,9
Zone: West Side Avenue Redevelopment Plan Area
Description: Construction of new 24 unit, 5 story residential building with 19 parking spaces.
Deviation: Minimum parking.
20. Case: P09- 043 Preliminary Major Site Plan with Deviations
Applicant: Team Walker Inc.
Attorney: James McCann
Review Planner: Jeff Wenger
Address: 183 Pine Street
Block: 2045 Lot: 5&6
Zone: Morris Canal Redevelopment Plan Area
Description: Construction of new "public purpose" facility.
Deviation: Aisle width, aisle access per space, signage lettering height.
Carry to January 5, 2010 regular meeting.
21. Certification of Artists as recommended by the Jersey City Artist Certification Board
22. Memorialization of Resolutions
23. Executive Session, as needed, to discuss litigation, personnel or other matters
24. Adjournment